

APPROVED 11-17-16
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, August 25, 2016 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:30 PM.

MEMBERS PRESENT:

Robert F. Hannon, Chairman
Caren M. Genovese, Vice Chairman
Donald F. Clark, Secretary
Joseph P. Villano
Jacob M. Piekarski, Alternate, sitting for A.J. Wambolt

MEMBERS ABSENT:

A. J. Wambolt
William D. O'Hare, Alternate
Robert A. Lockery, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Laura A. Magaraci, Zoning Enforcement Officer
Sandra Lion, Clerk

OTHERS PRESENT:

Mary Lee Rydzewski, Public Stenographer

AGENDA:

Mr. Hannon, Chairman, opened the meeting at 7:29 PM and introduced the members of the Board, the Town staff, and the stenographer. Then, he explained that under the Connecticut State Statutes for an appeal request to be approved, the applicant needs a minimum of four (4) Board members to concur.

A-2 SURVEY WAIVER:

1. #A2W-16-01 Application of Learco Capozzo, Applicant and Owner, relative to 23 Maple Avenue, (Map 60, Lot 160), seeking a waiver of the A-2 survey application requirement. R-20 Zoning District.

Mr. Lee Capozzo, applicant and owner, presented the A-2 survey waiver request for a 6' high fence to be installed in his front yard. The Board asked a few questions and Mr. Capozzo and Mr. Fredricksen responded.

PUBLIC HEARING:

Mr. Clark, Secretary, read the call for the Public Hearing:

1. #16-07 Special Permit Application of Gengras Volvo, Applicant, 375 Washington Avenue, LLC, Owner, relative to 375 Washington Avenue, (Map 85, Lot 15) per the Connecticut General Statutes Sections 14-54 and 14-55, seeking a Certificate of Location for a New Car Dealer's License. IL-30 Zoning District.

Mr. Ozzie Torres, P.E. of Meehan and Goodin presented the application for a Certificate of Location for a New Car Dealer's License. He described the site and the proposed new building. The Board asked questions and Mr. Torres responded.

Mr. Hannon asked for public comment. There being no questions, the Public Hearing was closed.

DELIBERATION SESSION:

A-2 SURVEY WAIVER:

1. #A2W-16-01 Application of Learco Capozzo, Applicant and Owner, relative to 23 Maple Avenue, (Map 60, Lot 160), seeking a waiver of the A-2 survey application requirement. R-20 Zoning District.

Mr. Clark moved to approve the application; Mr. Piekarski seconded the motion. The Board voted as follows:

Hannon – aye Clark – aye Genovese – aye Villano – aye Piekarski – aye

The application was approved.

PUBLIC HEARING:

2. #16-07 Special Permit Application of Gengras Volvo, Applicant, 375 Washington Avenue, LLC, Owner, relative to 375 Washington Avenue.

Mrs. Genovese moved to approve the application; Mr. Villano seconded the motion. The Board voted as follows:

Hannon – aye Clark – aye Genovese – aye Villano – aye Piekarski – aye

The application was approved.

OTHER: None

CORRESPONDENCE: None

MINUTES:

July 21, 2016

Mr. Clark moved to approve the July 21, 2016 meeting minutes; Mr. Villano seconded the motion. The Board voted as follows:

Hannon – aye Clark – aye Genovese– aye Villano – aye

ADJOURN:

There being no further business, Mrs. Genovese moved to adjourn; Mr. Villano seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:47 PM.